

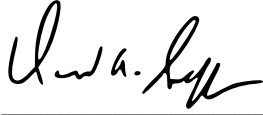
MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

April 28, 2026 – 7 P.M. – in-person at 7950 Pinebrook Road, Park City, Utah

THOSE ATTENDING: **Board Members:** David Geffen, Scott Schofield, Holly Smith, Steve Warner, Shauna Wall and Erin Smith. Chris OConnell was not in attendance. **Others in attendance:** Sherri Swing (Association Manager/Architectural Control Coordinator), Cory McNeely (Financial & Billing Manager) and a homeowner from Packsaddle Court. No other homeowners were in attendance.

1. **Introduction of any attending homeowners:** A homeowner from Packsaddle Court introduced themselves and explained that they were in attendance to complain about a nuisance on another property on Packsaddle Court where a homeowner has been spreading bird seed on a driveway regularly and that this was attracting animals, crows and other birds. The homeowner also indicated there was a sign on the property which was believed to be a violation of HOA rules.
2. **Review and approval of the minutes from the annual meeting on November 19, 2025:** Meeting minutes for the November 19, 2025 Board meeting were reviewed and approved. Holly made the motion to approve and Shauna seconded it. All in attendance voted in favor.
3. **Review year-to-date financial statements:** As of March 31, 2026:
 - Cash of \$329k was in the bank (not including \$60k of Homeowner Architectural Deposits).
 - Net YTD ordinary income through March 31, 2026 was \$8.8k. This is \$9.7k better than budget.
 - PHOA assessments for 2026 were due in March and collections were at 82% as of April 8, 2026 which is about 10% worse than last year.
4. **Update regarding various CC&R violations:** Three items were discussed:
 - Packsaddle Court violation from item #1 above: Based on the information presented, the Board asked Sherri to send a letter to the homeowner causing the violation to request that the violation be addressed to bring their property into compliance with the CC&Rs.
 - Tall Oaks Circle: Sherri mentioned that the Tall Oaks Circle violation (discussed at the Nov 2025 board meeting) had been resolved by the homeowners.
 - PHOA Open Space: A rope ladder and platform on PHOA property by Ecker Hill Park was discussed. Someone created this work without any permission. A video of the work provided by a Board member was shown to the full board. The board agreed this was a hazard and that someone might get hurt if not addressed. David noted that he knew a contractor that did a lot of work in the neighborhood and the board agreed that David could reach out and try to hire that person to take down the rope swing as soon as possible.
5. **Fire Safety Update:** David updated the Board on the fire safety work done so far in 2026. For PHOA this work included: Burning some large cut wood piles on the Spring Creek Trail. For PMA this work included: Pile burning 8 acres on open space and reseeding 3 of those acres. For Summit County this work included: Pile burning 5.3 open space acres on the Roberts parcel that is adjacent to Pinebrook. The PHOA work was not eligible for WRI grant funding but most of the PMA work and all of the Summit County work was eligible and reimbursed. All of this work exhausted the \$39k remaining of the WRI 2024-25 Pinebrook grant.

6. **Discussion of any other PHOA community issues or other matters of business properly brought before the board:** No additional issues were discussed.
7. **Next Meeting:** The Board tentatively selected September 1st as the date for the next Board meeting at 7pm at Gorgoza's offices.
8. **Adjournment:** No other matters of business were discussed or voted upon. Motion was made to adjourn by Scott. Holly seconded. All in attendance voted in favor.



David Geffen
Secretary